

## CITY OF TALLAHASSEE

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CITY COMMISSION AGENDA ITEM**RECEIVED**  
JAN 12 2004Growth and Environmental Management  
Development Review

ACTION REQUESTED ON:	January 14, 2004
SUBJECT/TITLE:	Introduction of Ordinance #04-O-07 Buck Lake Road/Money property Voluntary Annexation
TARGET ISSUE:	N/A

STATEMENT OF ISSUE

The owner of approximately 5.5 acres has petitioned the City for annexation of property located on the north side of Buck Lake Road and west of Pedrick Road. The property is zoned Residential Preservation (RP) and is located in the Residential Preservation Future Land Use category. At this time the property is undeveloped.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

A copy of the proposed annexation was provided to Leon County Board of Commissioners at the time that it was distributed to the City Commission.

RECOMMENDED ACTION

Approve Option 1: Introduce Voluntary Annexation Ordinance # 04-O-07 and set public hearing date of January 28, 2004.

FISCAL IMPACT

In fiscal year 2003, this parcel had a taxable value of \$41,070. Based on the current 3.7 tax millage rate, property taxes in the amount of \$152 will be generated.

Dinah Hart  
Office of the Mayor

Anita R. Favors  
City Manager

For Information, please contact: Dinah Hart, ext. 8181

**ITEM TITLE:** Introduction of Ordinance #04-O-07 Buck Lake Road/Money property Voluntary Annexation

**SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS**

**HISTORY/FACTS & ISSUES**

The proposed annexation area consists of approximately 5.5 acres of property within the urban services area. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan.

**STATEMENT OF URBAN SERVICES**

**I. Introduction**

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the Millstone Plantation annexation.

**II. Land use**

Staff has reviewed the proposed annexation of property fronting on the north side of Buck Lake Road and west of Pedrick Road (Parcel 1124206150000) and finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for annexation shall be provided by the City Manager to the County Administrator and the Board of County Commissioners at the time it is provided to the City Commission. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1 {I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].
- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

The following is provided as additional information related to this site:

- This property is in the Residential Preservation land use category on the Future Land Use Map.

- The current Zoning on this property is RP, a county designation, which allows low density residential (one-family and mobile home dwellings are permitted). Further, allowable density and development types in the RP zoning district must be consistent with any and all existing residential development patterns within the adjacent portions of the affected RP zoning district.

Staff recommends that the parcel be rezoned to the city's designation of RP-1, which is intended to preserve single-family residential character and would be consistent with the surrounding development. RP-1 allows single-family residential development at a density of no greater than 3.6 dwelling units per acre.

### III. Urban Services

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- Fire Protection Service – The City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. There are fire hydrants in the area. The two stations that would respond to this location are station 6 located at 2901 Apalachee Parkway, and station 12 located at 4701 Chaires Cross Roads, both of which are a little over 5 miles away.
- Police Protection Service – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- Street Maintenance and Right of Way Service – Public Works Engineering has field-reviewed the subject annexation site and does not anticipate any immediate design or construction cost impacts to this Division's operations or budgets. Potential future cost impacts to this Division would involve design review and construction inspection costs should the land ultimately be developed to include City-maintained streets and drainage facilities.
- Traffic Planning and Control – The maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation. No streets are included in the area being annexed at this time.
- Growth Management – The property is zoned Residential Preservation and has some significant slopes on sight that will need to have a portion preserved. From a concurrency stand point there are up to 83 trips remaining at this time on Buck Lake Road that will be available.
- Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. Street lights will be installed at such time that the property is developed and roadways are accepted by the City.
- Parks and Recreation Services – The Buck Lake Road area is primarily served by the 297 acre Tom Brown Park, which contains a wide variety of active recreation facilities as well as ample open space. The 700 acre Lafayette Heritage Trail Park is currently under construction, and should open within the year. It is a passive park, with hiking, biking, and fishing opportunities. This Park will eventually connect to both the Pedrick Road bike/ped trail, and the County-owned 823 acre Alford Arm Park. Parks and Recreation provides youth programming at Buck Lake Elementary School.

- H. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. The nearest bus stop to this parcel is 2.5 miles away on Capital Circle at Mahan Drive. The area is surrounded by low-density residential development, and the residents along Mahan Drive are not supportive of the Mahan Corridor as a mixed-use, higher-intensity area. Given these conditions, staff does not foresee the expansion of fixed-route transit to this area in the near future. Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.
- I. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- J. Water and Sewer Service – Sewer is available in nearby Sumerlin Drive. An easement may be required; however, the gravity sewer may also be able to be accessed from Bucklake Road without an easement. A field survey will be required to determine what is required. Off site sewer costs should be minimal, no more than \$40,000.
- K. Gas Service – The City generally provides natural gas to a site when requested and after a feasibility analysis.
- L. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.
- M. Solid Waste Service – The Money property is adjacent to the Orchard Walk neighborhood. This neighborhood and others located on Pedrick and Buck Lake are currently receiving solid waste service provided by Waste Management, under contract with the City. Solid waste service for a residential development on the Money property could easily be incorporated into existing routes.

### Options

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-07 and set public hearing date of January 28, 2004.

Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

### Recommendation

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-07 and set public hearing date of January 28, 2004.

### ATTACHMENTS/REFERENCES

Attachment 1 – Proposed Ordinance #04-O-07

Attachment 2 – Location Map

Attachment 3 – Voluntary annexation petition



DWG NO. OMB00126.CDR

## BUCK LAKE ROAD/MONEY

### PROPOSED ANNEXATION

#### LEGEND



--- CURRENT CITY LIMITS

■ PROPOSED CITY LIMITS

ORDINANCE NO. 04-O-07

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, AMENDING CHAPTER SIX OF THE CHARTER OF THE CITY OF TALLAHASSEE, TO ANNEX WITHIN THE CORPORATE AREA OF THE CITY OF TALLAHASSEE, FLORIDA, UPON ADOPTION OF SAID ORDINANCE, PROPERTY BEING SITUATED IN LEON COUNTY, FLORIDA, IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, there has been filed with the City of Tallahassee, Florida, a petition containing the names and signatures of all of the property owners in the area described hereinafter requesting annexation into the corporate area of the City of Tallahassee, Florida; and,

WHEREAS, it has been determined that the property described hereinafter is reasonably compact and contiguous to the corporate area of the City of Tallahassee, Florida, and it has further been determined that the annexation of said property will not result in the creation of any pocket or enclave; and,

FURTHER WHEREAS, the City of Tallahassee, Florida, is in a position to provide municipal services to the property described herein, and that the City Commission of the City of Tallahassee, Florida, deems it in the best interest of the City to accept said petition and to annex said property.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA:

Section 1. That the property described below, situated in Leon County, Florida, be and the same is hereby annexed to and made a part of the City of Tallahassee, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes, to wit:

**BUCK LAKE ROAD / MONEY ANNEXATION**

**COMMENCE** at the northwest corner of Easton Subdivision, a subdivision as per plat thereof, recorded in Plat Book 10, Page 27 of the Public Records of Leon County, Florida, said corner lying on the easterly boundary line of the unrecorded subdivision of Groveland Hills Unit 2 (Tax I D 11-25-10) of said Public Records; thence North 00 degrees 00 minutes 43 seconds East, along the east boundary of said unrecorded Groveland Hills Unit 2 subdivision, a distance of 1,420.00 feet to the south right-of-way boundary of Buck Lake Road; thence Westerly along said south right-of-way, a distance of 981 feet more or less to an intersection with the southerly prolongation of the westerly boundary of that parcel described in Official Record Book 818, Page 398 of said Public Records (now Orchard Walk subdivision, recorded in Plat Book 11, Page 6 of said Public Records); thence, leaving said south right-of-way boundary, North, along the southerly prolongation of the westerly boundary of said parcel last referenced, crossing said Buck Lake Road, a distance of 80 feet, more or less, to the northerly right-of-way boundary of said Buck Lake Road for the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** thence North 89 degrees 51 minutes 13 seconds West, along the northerly right-of-way boundary line of said Buck Lake Road, a distance of 88.01 feet; thence, leaving said right-of-way boundary, and along the westerly and southerly boundary of said parcel aforementioned as follows: North 02 degrees 32 minutes 34 seconds East, a distance of 288.12 feet; thence North 87 degrees 43 minutes 38 seconds West, a distance of 240.65 feet; thence North 87 degrees 46 minutes 11 seconds West, a distance of 137.28 feet; thence North 00 degrees 04 minutes 37 seconds East, a distance of 180.98 feet; thence North 00 degrees 04 minutes 35 seconds East, a distance of 179.09 feet; thence North 00 degrees 03 minutes 43 seconds East, a distance of 108.02 feet to the northwest corner of said parcel aforementioned and on the southerly boundary of High Colony, an unrecorded subdivision (Tax ID 11-24-60); thence, along the last aforementioned boundaries, North 89 degrees 46 minutes 49 seconds East, a distance of 135.69 feet; thence North 89 degrees 55 minutes 51 seconds East, a distance of 314.51 feet to the northeast corner of said parcel (Tax ID 11-24-20-615), also being the northwest corner of Orchard Walk, a recorded subdivision in Plat Book 11, Page 6 of the Public Records of said Leon County; thence, along the east boundary of said parcel and the west boundary of said Orchard Walk subdivision, South 00 degrees 14 minutes 13 seconds East, a distance of 771.95 feet to the **POINT OF BEGINNING**; Containing 5.49 acres, more or less.

Section 2. That upon this ordinance becoming effective, the property owners and any resident on the property described herein shall be entitled to all the rights and privileges and

immunities as are from time to time granted to residents and property owners of the City of Tallahassee, Florida, as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities of residence or ownership as may from time to time be determined by the governing authority of the City of Tallahassee, Florida, and the provisions of said Chapter 171, Florida Statutes.

Section 3. If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

Section 4. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby revoked.

Section 5. That this ordinance shall become effective immediately upon its passage and adoption.

INTRODUCED in the City Commission on the 14 th day of January, 2004

PASSED the City Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2004

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JOHN R. MARKS III, Mayor

ATTEST:

\_\_\_\_\_  
GARY HERNDON  
City Treasurer-Clerk

APPROVED AS TO FORM:

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JAMES R. ENGLISH  
City Attorney